



NEW PROPERTY MANAGER FERGUSON MANAGEMENT GROUP

Effective January 15th, 2025, Joseph Ferguson of Ferguson Management Group became the association's new property manager. You should have received an introductory email from him recently.

Contact Information:

- **Phone:** 805-348-4078
- **Email:** TheGrove@fmgsb.com
- **Mailing Address:** 27 W. Anapamu St.
#170, Santa Barbara, CA 93101

With over a decade of HOA experience, Joseph lives locally in Goleta, ensuring responsive and informed support. This hiring decision by the Board reflects a commitment to maintaining high standards while prioritizing fiscal responsibility and the trusted relationships we've built with our long-standing vendors.

SUBMIT YOUR CONTACT AND ACH FORMS

If you have not already, please complete and submit your [Contact Information Form](#) and [ACH Authorization Form](#) to ensure a smooth transition with Ferguson Management Group.

Forms can be emailed to TheGrove@fmgsb.com or mailed to:
Ferguson Management Group
27 W. Anapamu St., Suite 170
Santa Barbara, CA 93101

If sending a check instead, checks should be made payable to the **Eucalyptus Grove HOA**. Please include your Unit number on the memo line or as the account number.

REVISED PROPOSAL ON PROHIBITING BBQ'S

The following is the revised open-flame BBQ Ban Policy that was sent out to all owners on October 25th. The intention is to conform to the CA Fire Code adopted by Goleta in 2020, and with the Association's new insurance carrier, Farmers Insurance, requirement for the Association to receive fire insurance coverage:

The Eucalyptus Grove HOA prohibits the use of any type of open flame grill, barbecue cooking device, heating device, fire pit or similar device on balconies or elevated walkways. This policy also prohibits the use of such devices under any overhanging portion, or within 10 feet of a structure.

This policy was officially adopted on 12/12/24. Please note that this policy that prohibits the use of open-flame BBQ's does not include electric BBQ's.

BOARD MEMBER RESIGNATION

On February 10, 2025, Tamara Simmons resigned her position as a Director effectively immediately. This resignation was accepted, and the Board thanked Tamara for her years of service. With this vacancy, the Board will appoint a replacement Director at the next Board meeting, and is currently seeking a qualified candidate who is willing to serve out the remaining term of office.

REGULAR CHECK ON VEHICLES IN LONG TERM PARKING (7602 – 7606 PARKING AREA)

If your vehicle is parked in the long-term parking area (across from 7602 and 7606 in the upper lot), please check it regularly. It may be tagged for non-compliance. While an email notification is a courtesy, the tag on your vehicle

BOARD MEETING SCHEDULED VIA ZOOM & IN PERSON

The next Board Meeting is scheduled for February 20th, 2024, 6PM, via Zoom & at 7610 Meeting Room
<https://us02web.zoom.us/j/87611166174> Meeting ID: 876 1116 6174 Passcode: EG7610

You can also call by dialing:

+1 669 444 9171 US(Hit *6 to unmute)

serves as the official warning. Owners are responsible for informing tenants. Please ensure your vehicle remains compliant to avoid issues. Remember, all vehicles must display valid registration and abide by the time and space restrictions for the space. Thank you for your cooperation.

INSURANCE UPDATE: DEDUCTIBLE INCREASED

The Association's insurance deductible has been raised to **\$50,000** to reduce claims, the potential for non-renewal, and our property coverage premium. Owners should review their own insurance coverage with their agent to ensure it aligns with this change. The Association's insurance may not cover personal property, Unit improvements, or injuries within or around your dwelling.

ZOOM CONNECTION INSTRUCTIONS

Join Zoom Meeting

<https://us02web.zoom.us/j/87611166174>

Meeting ID: 876 1116 6174

Passcode: EG7610

You can also call by dialing:

+1 669 444 9171 US(Hit *6 to unmute)

From a laptop or computer:

1. On your web browser navigate to zoom.us/join
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

From a phone:

1. Dial into the number listed above.
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Hit *6 to unmute.

The meeting will not require attendees to register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting. Please also make sure you are appropriately muted if you Zoom into the meeting.

If you wish to attend the meeting in person, the meeting will take place in the 7610 Meeting Room.

MAKE SURE TO HIT “#” BEFORE ENTERING CODE 1225 AT THE FRONT GATE KIOSK

As a reminder, when entering the access code, please make sure to hit the “#” sign before the digits. Otherwise, you will be calling a resident's cell phone who happens to be assigned a similar code.

NEW PRICING EFFECTIVE IMMEDIATELY; GATE CLICKER - \$60; ACCESS CARD - \$25

Effective immediately, the replacement fee for a gate clicker is \$60 and \$25 for an access card. For quite a while now, the Association has been undercharging these items.

LANDINGS AND FRONT DOOR AREAS ARE TO BE KEPT CLEAR & CLEAN

As a reminder, the common area landings and areas by the front doors should be kept clear and clean. Clear (no pots, boxes, furniture, other personal belongings, etc.) so that emergency personnel can easily access the front door. If there are leaves, pine needles, debris, etc. in the front door area, please take a few minutes to sweep and properly dispose of them. Should the area by your front door be a shared landing, please arrange with your immediate neighbor about keeping the area clear, clean and safe.

ASSOCIATION ONLY DEALS WITH OWNERS

Since the Association has a direct contractual relationship with its members, it only deals with Owners. If renters or guests have an issue or need to deal with the Association, all correspondence and communication must come through the respective unit owners.

PARKING REMINDER - REGISTRATION MUST BE CURRENT

As a reminder, all vehicles in the complex must have current DMV issued registration stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only “long-term” parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense. Email notification is just a courtesy. If you park in the “long-term” area, please have your vehicle regularly checked for violation notice. Please notify your renters, guests, workers, agents.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR ANY FURTHER INFORMATION

REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP. You will need to give specific location information. Thank you for your cooperation.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient (805) 348-4078. Thank you.

COMMUNITY LIAISON INFORMATION FOR SHERIFF NOTED

The current Community Resource Deputy for Goleta is Officer Connor Worden, 805-729-5240.

His email address is crw5576@sbsheriff.org. For emergencies, please call "911". Thank you.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended and required for the Owners, that owners and renters have appropriate insurance coverage.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

To keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board. Please do so at least 7-10 days before the board meeting. Thanks.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

To prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing, or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can email [Ferguson Management Group](#). Please include the unit address to which you are referring. Association rules must be given to your tenants ([check Association website](#)) and the tenants must abide by the rules.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR ANY FURTHER INFORMATION

BOARD MEETING SCHEDULED

AGENDA ENCLOSED

The next board meeting is February 20th, 2025 at 6PM in the Meeting Room at Bldg 7610 and via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

The Board meetings are usually on the 2nd Thursday of the month. This one was delayed till Feb.20 owing to complications and delays associated with the transition to new management. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Once approved, meeting minutes are also posted on the website. If you have renters, you are responsible for forwarding the Newsletter and other important information and notifications to your tenants. Thank you.

Ferguson Management Group

(805) 348-4078

27 W. Anapamu St., Suite 170

Santa Barbara, CA 93101

Email: TheGrove@fmgsb.com



FERGUSON
MANAGEMENT GROUP